

## **OPEN SPACE COMMITTEE MINUTES**

**February 18, 2010  
Newington Town Hall  
7:00 P.M.**

### **I. Roll Call**

Chairman Bowen convened the meeting at 7:00 pm. The following members were present: Mr. Nagel, Mrs. Nasinnyk, Mr. Lenares, Ms. Wojtowicz, Mrs. Conway, Mr. Marcinczyk, Mr. Bottalico, Mr. Bowen, Mrs. Anest and Mr. Pappa.

### **II. Minutes February 4, 2010**

Mr. Bottalico pointed out that the Committee assignments for the long range open space properties were himself and Mr. Marcinczyk. Mr. Bowen confirmed that the intent was to not have a Town Councilor, Mr. Nagel, serve on a subcommittee. Mr. Nagel moved the minutes be approved with the correction of the Open Space Committee assignment changed to Mr. Marcinczyk, seconded by Mr. Bottalico and approved.

### **III. Public Participation**

Mr. Adam Pietrycha and Mr. Richard Pietrycha, 55 Ivy Lane, were present to observe the meeting.

### **IV. New Business**

Chairman Bowen requested a motion to add to the agenda the three subcommittee reports, so moved, seconded and unanimously approved.

#### **A. Land Trust Subcommittee**

Carol Wojtowicz reported that to initiate the creation of a land trust more information will be needed, specifically legal and accounting assistance. The subcommittee will meet with people who serve on a land trust and have been involved with their creation. The inter-face of the Open Space Committee and a Land Trust needs to be discussed as well as start-up costs and funding for professional services.

Mr. Pappa asked about the Eddy Farm development right easement purchase. Mr. Bowen explained that the Trust for Public Land (TPL) represented the Eddy family and not a land trust. This is different than what a local non-profit land trust would do if created for Newington.

Mr. Bowen stated that once the Open Space Committee completes its research for land trust creation, it should report to the Town Council its findings, recommendation and possible need for funding.

**B. Cedar Mountain – Property Owner Contacts, Subcommittee**

Mr. Bowen reported that letters went to the Balf Company, Marcap LLC, and the CT Humane Society. At this point, only the Humane Society has responded. Mr. Pappa suggested another Balf Company contact would be Ed Gilligan, former President of Balf a few years ago.

Mr. Bowen said that Ed Meehan will prepare GIS topographic maps to illustrate the areas of Cedar Mountain that may be non-buildable because of wetlands and steep slopes. Mr. Meehan will also prepare a potential build out estimate of the Balf Company property.

Mr. Bottalico explained the process of surplus state land conveyance that would be followed in the event that Cedar Crest Hospital is closed. There are several issues that would be a concern if the State offered the property to the Town, for example, the conditions of the buildings would be a concern.

The Town Council could be contacted to determine their possible interest in acquiring this large property. Mrs. Anest suggested the TPZ, Representative Nafis and Senator Doyle also be contacted.

**C. Long Range Potential Open Space Properties Subcommittee**

Mr. Bottalico requested that Ed Meehan prepare a report on the potential use of remaining vacant properties for build out of development lot.

For next agenda prepare maps showing vacant properties, properties with environmental limitations and potential net buildable acreage for calculation for useable residential home sites.

**V. Remarks by Committee Members**

Mr. Pappa agreed to serve on the grants subcommittee with Mr. Block and Ed Meehan.

Mrs. Nasinnyk asked what the Committee is thinking about for possible expenditure needs and if the Town Council should, in the Capital Improvement Plan (CIP), include funding for fiscal year 2010 – 2011. For example, appraisal of properties for DEP grant requests.

Mr. Pappa suggested the Committee think “outside the box” for innovative ways to protect open space, such as working with corporations who need carbon offset credits.

**VI. Public Participation**

None

**VII. Adjournment**

Adjournment at 7:50 p.m.

Submitted,

Edmund J. Meehan  
Town Planner

Town Clerk  
Town Website